



**Adolphus Road, N4 2AY**  
**£825,000**

**DAVID  
ANDREW**

your  
most  
valuable  
asset

## Adolphus Road, N4 2AY

Introducing this well-presented and bright three-bedroom flat arranged over two levels, offering a practical layout and modern interiors throughout. The first floor features a spacious open-plan reception room and kitchen, ideal for both everyday living and entertaining. This level also comprises two well-proportioned double bedrooms and a contemporary bathroom. Upstairs, the property offers a large principal bedroom with a modern en-suite bathroom. The flat benefits from excellent natural light throughout, enhancing its warm and homely feel, as well as ample storage including two spacious eaves in the principal bedroom, a hallway cupboard, and a separate utility area with washer-drier. Externally, the property benefits from access to a detached private garden via a private path.

Set in a prime location, you'll have parks, trendy cafés, shops, and excellent transport links at your doorstep. With the Underground (Piccadilly and Victoria Line), National Rail, and buses nearby, commuting to central London is a breeze. A perfect home for those seeking charm, outdoor space, and connectivity in North London.

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- 1140 sq ft / 106 sq m
- Spacious open-plan reception/kitchen
- Private garden
- Three well-proportioned double bedrooms (two generous king-size rooms)
- Two modern bathrooms (including en-suite)
- Ample storage throughout, including two large eaves spaces and a separate utility area with washer-drier
- Amazing location, close to parks, cafés, and local amenities
- Excellent transport links (Piccadilly & Victoria lines, National Rail)









# Adolphus Road, N4

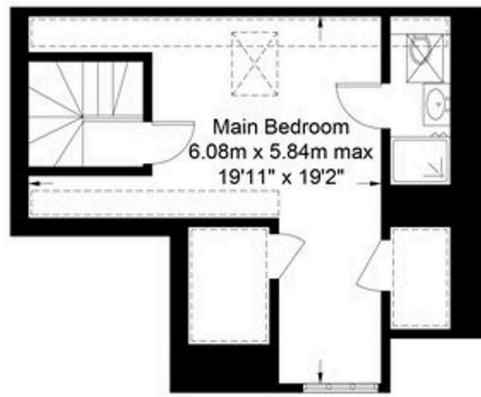
Approximate Gross Internal Area = 1036 sq ft / 96.3 sq m  
Reduced Headroom = 104 sq ft / 9.7 sq m  
Total = 1140 sq ft / 106 sq m

# DAVID ANDREW

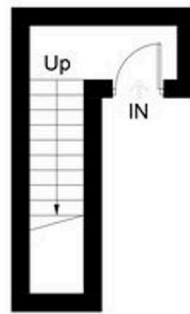
your most valuable asset



(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor

*scan to book a viewing*



**Certified Property Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1287783)



as been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained

in these particulars.

### Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

### Highbury Office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

### Finsbury Park Office

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

### Property Management Office

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222

